

# SEATTLE'S SINGLE FAMILY RESIDENTIAL ZONES

## THIS ZONING CHART IS FOR ILLUSTRATIVE PURPOSES ONLY

General standards are shown. Please refer to the Land Use Code for exceptions and specific regulations. If you have site-specific questions about Single Family zoning, you may either call the Seattle Department of Planning and Development (formerly DCLU) at (206) 684-8850, visit the Applicant Services Center (located on the 20th floor of Seattle Municipal Tower at 700 Fifth Avenue), or submit your question online at [www.seattle.gov/dpd/landuse](http://www.seattle.gov/dpd/landuse).

## Notes

### Cluster Housing

Cluster Housing is where two or more principal residential structures are built on one lot, such as with Tandem and Cottage Housing in the RSL zone. Cluster housing is also an option in multifamily zones which allows detached single family houses to be built in clusters on one lot at the greater densities of the multifamily zones. "Cluster Housing Planned Developments" (CHPDs) and "Planned Residential Developments" (PRDs) are types of cluster housing permitted as conditional uses in SF zones.

### Accessory Dwelling Units

An accessory dwelling unit (ADU) is an additional unit accessory to a principal dwelling unit (single-family house). There are two types of ADUs in Seattle; attached, which are inside the principal home, or detached, which are known as backyard cottages.

Backyard cottages are permitted only in the southeast sector of the city. Attached ADUs are permitted city-wide. Both require the owner to occupy one of units as their primary residence for at least six months of each calendar year. There are specific development standards for both types of ADUs, for more information see CAM 116A for attached ADUs and CAM 116B for backyard cottages. They are allowed in the SF and RSL zones, but not with Tandem or Cottage Housing. Building Permits are required for all new and existing accessory units.

### Household Size

Households may include up to eight unrelated persons or any number of related people in a single family zone. The only instances where larger households

with unrelated residents are allowed are qualifying homes for disabled persons and domestic violence shelters. Congregate residences and assisted living facilities are not permitted in single family zones.

### Home Occupations

A person residing in a dwelling unit may operate a home occupation provided that the business is clearly incidental to the use of the property as a dwelling. It must occur within the principal structure and the appearance of the property shall remain residential. Deliveries and signage are restricted. Local traffic and parking must not be unduly impacted and the business activities may not pose a nuisance to neighbors.

### Accessory Structures and Additions

Accessory structures (garages, carports, decks, fences, storage sheds) and additions to existing houses have regulations which may differ from those shown here. (See CAM 220, *Lot Coverage, Height and Yard Standards for Homes in Single Family Zones*)

### Institutional Uses,

such as schools and churches, are allowed in single family zones as conditional uses.

### Lot Coverage

is the percentage of lot area which may be covered by a building and its accessory structures.

### Design Review

The design review process is not available in SF or RSL zones; it is applicable in multifamily, downtown and commercial zones only.

### Trees

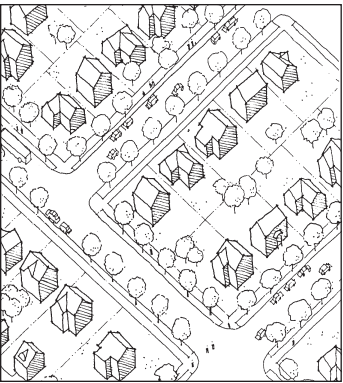
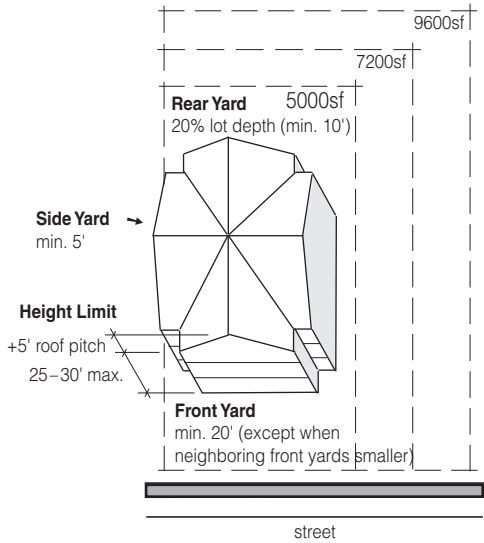
Projects must meet requirements for the retention of exceptional trees (SMC 25.11) as well as minimum tree planting requirements (23.44.008.I).



City of Seattle  
Department of Planning  
& Development  
Diane Sugimura, Director  
Gregory J. Nickels, Mayor

SF5000,  
SF7200,  
SF9600  
Single Family

Areas typified by detached single family structures on lots compatible with the character of single family neighborhoods. The three single family zones vary by minimum lot size required for each single family home.



Building Type		
Detached house with a single dwelling unit, or with one principal unit and one accessory unit within the same structure.		
Lot Size		
Zone	Minimum lot area	
SF5000	5000 square feet	
SF7200	7200	"
SF9600	9600	"

Various exceptions allow for smaller lots, most commonly when other existing lots on the street are also undersized.

Lot Coverage	
Max. 35% (or maximum coverage of 1000 sf plus 15% of lot area for lots less than 5000 sf)	
Height Limit	
For lots wider than 30': max. 30'	
For lots 30' wide or less: max. 25'	
Additional height permitted on sloping lot (max. 5')	

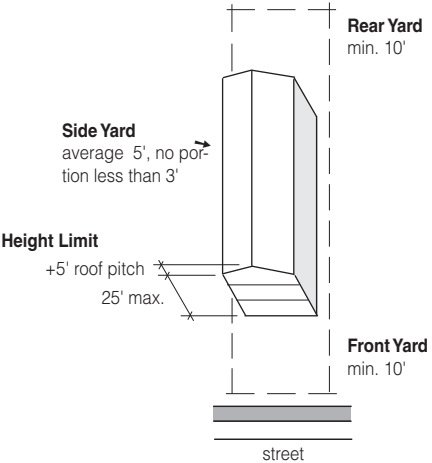
Roof Pitch	
May exceed max. height limit by 5', with a min. 4:12 slope	
Width & Depth	
No restrictions on structure width and depth. They are affected by yard requirements and lot coverage.	

Yard Requirements	
As shown. Under certain conditions accessory structures, such as garages, and house additions may extend into required yards.	
Parking Quantity	
One parking space/dwelling unit. No parking is required on parcels less than 3000 sf in size or 30 feet in width.	
Parking Location	
Within the structure, or in the rear or side yard. Allowed in the front yard only under special circumstances. Garage and carport structures have specific regulations.	

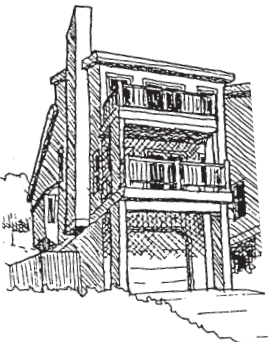
Parking Access	
From the alley where feasible. If from street, only one 10' curbcut permitted per 80' of frontage.	
Open Space & Landscaping	
Total diameter of trees retained or planted must equal 2" per 1000 sf.	

RSI  
Residential  
Small Lot

RSI  
One House per Lot



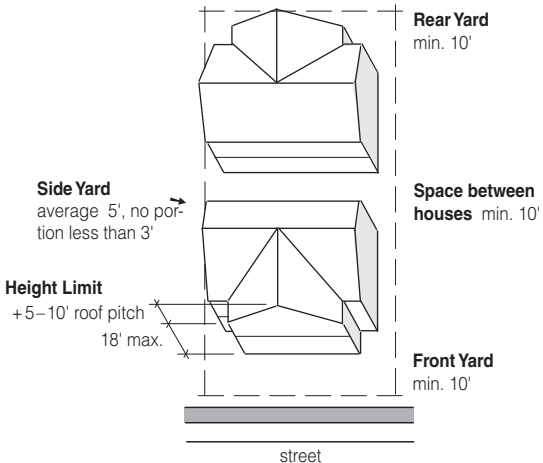
Building Type	
One detached single family house on one lot, with one accessory unit permitted.	
Lot Size	
Min. 2500 square feet	
Lot Coverage	
No limit	
Height Limit	
Max. 25'	
Roof Pitch	
Structure may exceed max. height limit by 5', with a min. 3:12 slope	
Front & Rear Yards	
As shown. In addition, sum of front and rear yards must be min. 30'	
Parking Requirements	
Same as SF	
Open Space & Landscaping	
No regulations	



An area within an urban village that allows for the development of smaller detached homes that may be more affordable than available housing in single family zones.

There are four separate RSL designations which may only be assigned to areas within urban villages through adoption of a Neighborhood Plan.

RSI/T  
ALSO ALLOWS  
Tandem Housing



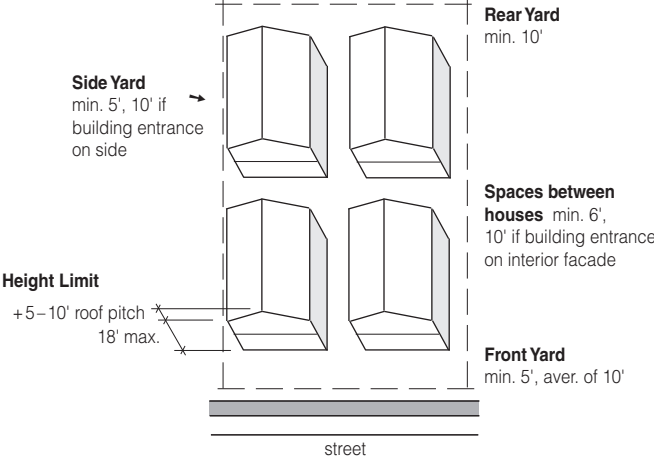
Building Type	
Two detached single family houses on one lot	
Lot Size	
Min. 5000 square feet	
Lot Coverage	
Max. 50%	

Height Limit	
Max. 18' for new construction, existing structures may be higher	
Roof Pitch	
Structure may exceed max. height limit by 5', with a min. 3:12 slope, or by 10', with a min. 6:12 slope	
Yard Requirements	
As shown. In addition, sum of front, rear and middle yards must be min. 35'	
Parking Requirements	
Same as SF	
Open Space & Landscaping	
No regulations	



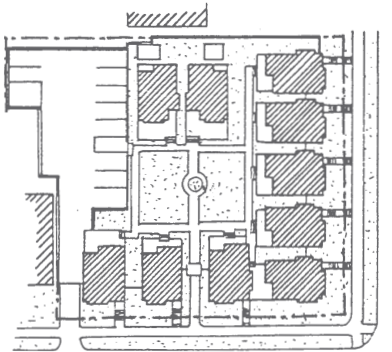
RSL	allows smaller houses on individual lots
RSL/T	permits two (tandem) houses a lot
RSL/C	allows clusters of cottages on large lots
RSL/TC	permits both tandem and cottage housing

RSI/C  
ALSO ALLOWS  
Cottage Housing



Building Type	
Four to twelve detached single family houses on one lot	
Lot Area	
Min. 6400 square feet	
Lot Coverage	
Max. 40% for all structures, max. 650 sf for each cottage	
Height Limit	
Max. 18'	
Roof Pitch	
Structure may exceed max. height limit by 5', with a min. 3:12 slope, or by 10', with a min. 6:12 slope	
Yard Requirements	
As shown above	
Parking Requirements	
Same as SF except that location of parking may vary	

Open Space	
400 sf required open space per cottage, with at least 200 sf for private and 150 sf for common usage	
Landscaping	
Screening of parking required	



plan view of 10-unit cottage development